

LAW OFFICES OF

Javier L. Vazquez, P.A.

8061 N.W. 155 Street • Miami Lakes, Florida 33016

Phone: (305) 825-7080 • Fax: (305) 825-6523

e-mail: javivaz@bellsouth.net

October 15, 2003

Ron Connally
Dept. of Planning and Zoning
Miami-Dade County
111 N.W. 1st Street, 11th Floor
Miami, Florida 33128

RECEIVED
203-078
OCT 15 2003ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.BY 12

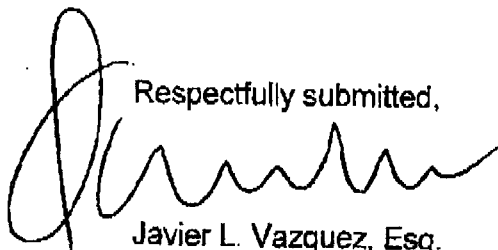
Re: Application #03-78 Emily Development LLC
fka Villegas

Dear Mr. Connally,

sent 23 plans.

This letter will follow-up our telephone conversation of yesterday regarding the above-referenced matter. The new owners of the subject property, Emily Development LLC, have decided to withdraw the previously submitted plans and associated covenant. My client will be requesting a deferral of this matter to the November meeting date with leave to amend. Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Javier L. Vazquez, Esq.

10/15/03 Called Mr. Vazquez - left message -
10/15/03 Mr. Vazquez returned my call & I told him he would
have to defer to Dec. 15 in order to re-advertise the application
FOR RW-1MB. He questioned "why December" & I said
30 days are required to re-advertise & Nov. 25 date is less than
30 days from the Oct. 28 date.

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September 23, 2003

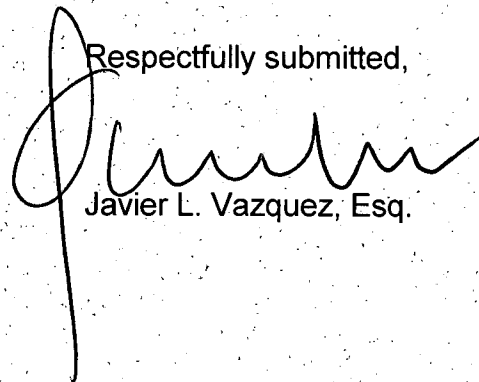
Ron Connally
Dept. of Planning and Zoning
Miami-Dade County
111 N.W. 1st Street, 11th Floor
Miami, Florida 33128

Re: Application #03-78 Emily Development LLC
fka Villegas

Dear Mr. Connally,

Enclosed please 7 sets of plans (and one reduced) for the above-referenced application, which is scheduled for hearing on October 30, 2003 before CZAB 14. I have enclosed a draft of the covenant, which ties the site plan to the application and assures consistency with the Master plan by limiting the density to the proposed 37 single family homes. Please advise as to the amount to be submitted for site plan review and I will make my firm check available to you immediately thereafter. Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Javier L. Vazquez, Esq.

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8061 N.W. 155 Street • Miami Lakes, Florida 33016
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September 2, 2003

Ron Connally
Dept. of Planning and Zoning
Miami-Dade County
111 N.W. 1st Street, 11th Floor
Miami, Florida 33128

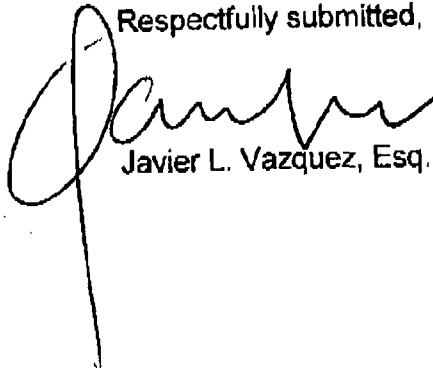
Re: Application #03-78

Dear Mr. Connally,

Please be advised that the subject property for the above-referenced application has been sold. The new owner of record is Emily Development LLC. I have enclosed a copy of the Warranty Deed for your records.

Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Javier L. Vazquez, Esq.

THIS INSTRUMENT PREPARED BY:

Gerald J. Biondo, Esq.
Murai, Wald, Biondo & Moreno, P.A.
25 S.E. 2nd Ave., Suite 900
Miami, FL 33131

Property Appraisers Parcel I.D.

(Folio) Number(s): 60-7814000-0270

Grantee(s) S.S.#(s):

WARRANTY DEED
(Statutory Form - Section 689.02 F.S.)

THIS INDENTURE, made this 25 day of August, 2003, between OSCAR VILLEGAS and MARIA NUBIA DE VILLEGAS, his wife, of the County of Miami-Dade, State of Florida ("Grantor"), whose post office address is c/o Darpel Investments, Inc., 3510 Coral Way, Suite 200, Miami, Florida 33145 and EMILY DEVELOPMENT LLC, a Florida limited liability company, whose post office address is 5335 Collins Ave. Suite 1408 of the County of Miami-Dade, State of Florida, ("Grantee") ["Grantor" and "Grantee" are used for singular or plural, as context requires].

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100-----(\$10.00)-----DOLLARS, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

SEE EXHIBIT "A"

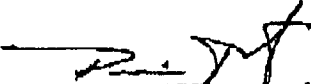
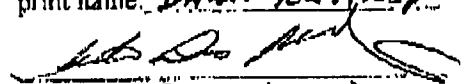
Subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances, none of which are sought to be reimposed.


Subject to real property taxes for the year 2002 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:



print name: Daniel Destrap

print name: Pedro Luis Destrap


Oscar Villegas


Maria Nubia De Villegas

STATE OF FLORIDA)
): ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 25 day of August, 2003
by Oscar Villegas and Maria Nubia De Villegas, his wife, who are personally known to me or
who have produced _____ as identification.


NOTARY PUBLIC, State of Florida
Print Name: Maria Gabriela Caldera
Commission No.: CC869079

My Commission Expires: Sept. 2, 2003



LAW OFFICES OF
Javier L. Vazquez, P.A.

8061 N.W. 155 Street • Miami Lakes, Florida 33016
Phone: (305) 825-7080 • Fax: (305) 825-6523
e-mail: javivaz@bellsouth.net

May 28, 2003

Ron Connally
Dept. of Planning and Zoning
Miami-Dade County
111 N.W. 1st Street, 11th Floor
Miami, Florida 33128

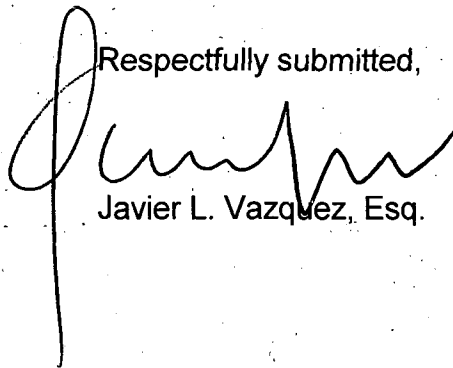
Re: Application #03-78
Villegas

Dear Mr. Connally,

Enclosed please find my firm check in the amount of \$792.30 for the additional radius fee due in connection with the above-referenced application. I would appreciate that this matter be scheduled for the next available zoning hearing for CZAB 14.

Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Javier L. Vazquez, Esq.

RECEIVED
203078
JUN 02 2003
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

LAW OFFICES OF
Javier L. Vazquez, P.A.

8061 N.W. 155 Street • Miami Lakes, Florida 33016
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February 18, 2003

Diane O'Quinn Williams
Director, Dept. of Planning and Zoning
Miami-Dade County
111 N.W. 1st Street, 11th Floor
Miami, Florida 33128

RECEIVED
203078
MAR 05 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

Re: Letter of Intent – Oscar and Maria N. Villegas
SE Corner of SW 192nd Ave and SW 316th Street
Folio #30-7814-000-0270

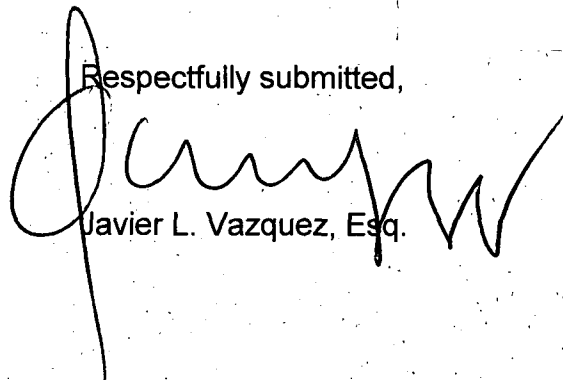
Dear Ms. O'Quinn,

This shall constitute our letter of intent in support of the above-referenced application (the "Application") for approval of a district boundary change. Our request is to rezone the subject property, which consists of approximately 10 acres, from EU-M to RU-1. The subject property's designation on the CDMP is "Low Density residential", allowing for a density of up to 6 units per gross acre. Therefore, the requested district boundary change to RU-1 is consistent with the CDMP.

Although the applicant is not requesting a Special Exception to permit site plan approval, the applicant does intend to submit a site plan and to proffer a Declaration of Restrictions tying said site plan to the approval of this request. We will site plans and the aforementioned covenant in the very near future.

Based on the foregoing, the Applicant would request your favor and recommendation of the Application.

Respectfully submitted,


Javier L. Vazquez, Esq.